

COUNCIL ON HOUSING
Public Session via Conference Call
May 13, 2025

MOTIONS

- March 11, 2025 Minutes
- Resolution No. 665 – Maxwell Estates
- Resolution No. 666 – Church Street Station

Doug Motley, Chair, called to order the public session of the Council on Housing meeting at 2:04pm, Tuesday, May 13, 2025. In addition to Mr. Motley, the following Council members were present:

Amy Walls Lillian Harrison Christel Duff Van Hampton

Matthew Heckles, Stephanie Griffin and Joseph Walls were present at the DSHA office, Carvel Building, Wilmington, DE which served as the anchor location for the meeting. All members of Council appeared via video.

The following council members were absent from the meeting:

Vincent White Jaime Sayler

Also attending:

Matthew Heckles, DSHA	Joseph Walls, Delaware Homeless Vets
Stephanie Griffin, DSHA	Grant Seafoss, Severn Companies
Alex Modeas, DSHA	Christina Stanley, Milford Housing
Candace Collins, DSHA	Susan Vanderslice, Milford Housing
Rachael Preston, DSHA	

APPROVAL OF MINUTES

Ms. Walls moved, and Ms. Harrison seconded, that the Minutes of the March 11, 2025 meeting be approved. All members approved the motion.

DSHA Director's Report – Stephanie Griffin

Budget and Legislative Updates

- **Legislative**
 - Director Heckles has continued to schedule 1 on 1 meetings with members of the General Assembly; he's met with over 40 state legislators so far.
 - The final report of the Affordable Housing Production Task Force was issued on April 7, 2025; DSHA issued a press release, sent it to all members of the General Assembly, and posted it on our website.
 - Ongoing collaboration with Senator Huxtable and Representative Johnson regarding legislation from the Affordable Housing Production Task Force.
 - Executive Order 8, which established the Delaware Interagency Collaborative to End Homelessness, was signed on April 17th, 2025. The Collaborative had its first meeting today at Buena Vista and discussed the state of homelessness across the First State and the group's mission to cut homelessness by 50% and end child homelessness in five years.

- SB115, sponsored by Senator Lockman, allow for the expungement of eviction records under certain circumstances. This bill awaits consideration of the Housing & Land Use Committee in the Senate. DSHA's position on the bill is currently neutral.
- SB87, sponsored by Senator Huxtable, requires local governments to permit the construction of ADUs within their jurisdictions without prohibitive barriers of onerous application or zoning requirements. DSHA is in support of the bill and has offered to provide technical assistance to municipalities to help them craft and pass ordinance that allow for ADU permitting.
- **Budget**
 - We recently provided our Bond Bill Markup Request for FY26 to OMB. DSHA has requested the initial funding to be maintained, but we are reallocating the resources to provide additional flexibility in how we utilize and deploy the funds.

Community Events

- Director Heckles spoke at a groundbreaking event in Dover on 4/15 for NeighborGood Partners. They are building 4 passive homes; the first in Delaware. Passive home are leading international standard in energy-efficient building that results in drastically reduced utility costs for future homeowners, potentially as low as a few hundred dollars per year. These homes will be built on Kirkwood Street in Dover, near the sports field at the former Wesley College site.
- DSHA staff served dinner to veterans and unsheltered neighbors at the People's Church in Dover on 04/22.
- On April 29th, Director Heckles and Chief Strategy Advisor Caitlin Del Collo attended Senator Lockman's Housing Summit at the Carvel Auditorium. This event allowed DSHA the Governor's Office, and the City of Wilmington to connect with residents and answer questions related to efforts towards increasing the affordable housing supply.
- The Groundbreaking event for Villa Maria was on May 5th. Director Heckles spoke at the event. This is 9% LIHTC and HUD 202 development that is also using HDF and ARPA funding through DSHA. When it is complete, it will create 74 new income-restricted units for seniors in Wilmington. The Villa Maria project was designed by Architectural Alliance and will be built by DiSabatino Construction, both Delaware-based companies.

Internal Operations

- We had an all-staff meeting on Monday, May 5th, and announced the first phase of our reorg; we will have four departments and be combining "like" work under each and will no longer have two COOs. Brian Rossello will lead Finance, Emily Cunningham will lead Operations, Stephanie Griffin will lead Programs, and Elana Davis will continue to head Public Housing.

COVID Response Funding

- The Housing Stability Program (HSP) we've been reporting on for a year is closing by May 30. To date, we provided more than \$7M, helping more than 2,000 families. The program launched in 8/2024 and helped prevent imminent evictions and financial assistance for rental arrears, late fees and security deposits. The grants for this program were provided by ERA through the U.S. Department of Treasury, and that federal funding has expired.

Housing Management

- The unified Housing Choice Voucher waiting list went live on February 3rd. As of April 24th, we had 41,695 total applications and 33,638 applicants; 13,448 of those were new applicants.

Housing Development

- Construction closing for Compton Apartments occurred on May 1, 2025. This is a 4% LIHTC preservation transaction, preserving a 55-unit affordable housing development with HUD rental subsidy. DSHA is providing construction and permanent financing through ARHP (HDF) and ARPA-SLFRF.

Homeownership Programs

- Just priced our 2025 Series B bond issue. Based on the current volume or product the size of the transaction was increased to \$180mm.

COMMITTEE REPORTS

OPERATIONS –

Nothing to report.

COMMUNICATIONS –

Nothing to report.

POLICY –

Nothing to report.

LOAN REVIEW – Mr. Motley

Loan Review was held May 9, 2025 at 10am. All participants joined the meeting by video conferencing. There two (2) HDF grant request for consideration by Loan Review.

Maxwell Estates

This is a 9% LIHTC project for the fee simple acquisition and rehabilitation of two existing senior housing sites (4 units/buildings, 15 buildings) on approximately 6.5 acres in Harrington, DE. The development will consist of 60 one-bedroom units, all receiving USDA rental subsidy. This development will target 30 units at 30% AMI, 14 units at 40% AMI, 3 units at 50% AMI, and 13 units at 60% AMI. The development will offer 6 ADA units.

Development amenities include a community room that will also serve as a resiliency hub, private outdoor spaces for each unit, and a gazebo. Construction will meet energy star and LEED Homes Multifamily HERS resiliency requirements.

Based on the information provided in the synopsis and during the discussion, the members of the Loan Review agreed to present for the full Council's approval the funding request for: (1) Construction funding as follows (a) HDF construction loan in the amount of \$6,480,000 at 3% simple interest for 24 months; (b) HOME construction loan in the amount of \$1,700,000 at 3% simple interest for 24 months; and (2) Permanent financing as follows: (a) HDF deferred second permanent loan in the amount of \$1,800,000 at 1% simple interest for 30 years; (b) HOME deferred third permanent loan in the amount of \$1,700,000 at 1% simple interest for 30 years.

Mr. Hampton moved, and Ms. Walls seconded Resolution No. 665, Maxwell Estates. The motion was passed with five (5) in favor. The motion passed.

Church Street Station

This is a 4% LIHTC project for the fee simple acquisition and rehabilitation of family housing consisting of attached townhouses (20 units) and an apartment building (60 units) on approximately 4.6 acres in Milford, DE. The development will consist of 80 total units, all of which will receive HUD rental subsidy. This development will target 10 units for households at 40% AMI, 56 units will be for households at 50% AMI and 14 units will be for households at 60% AMI. There will be 5 ADA units.

The development will offer the following amenities: a community center, common green space with a picnic area and a gazebo, and private outdoor spaces for each unit.

Based on the information provided in the synopsis and during the discussion, the members of Loan Review agreed to present for the full Council's approval the funding request for: (1) Construction funding as follows (a) HDF construction loan in the amount of \$3,500,000 at 3% simple interest for 24 months; and (2) Permanent financing as follows: (a) HDF deferred second permanent loan in the amount of \$3,500,000 at 1% simple interest for 30 years.

Ms. Harrison moved, and Ms. Walls seconded Resolution No. 666 Church Street Station. The motion passed with five (5) in favor. The motion passed.

OLD BUSINESS – Nothing to report

NEW BUSINESS

- **Ms. Griffin**
 - Mr. Motley, Ms. Walls, Mr. Modeas and I met to discuss the Council makeup. We've included information on applying for Council on Housing on the DSHA website. Hopefully, qualified applicants will apply so we can get back to our eleven (11) member team. Over the next couple of months more information to come on that. If you have any questions, information or suggestions on the application process please feel free to reach out.

SCHEDULING OF THE NEXT MEETING

- The next meeting is scheduled for Tuesday, June 10 at 2:00 p.m. via conference call with the anchor location for those wishing to attend in person will be in the Community Building of Huling Cove, 1142 Savannah Rd., Lewes, DE.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 2:50 p.m.

Respectfully submitted,

Candace Collins

Candace Collins

Note: Copies of materials referenced as "attached" in these Minutes are available upon request.